



**US Army Corps
of Engineers®**

Nashville District

Public Notice

Public Notice No. **06-10**

Date: **January 31, 2006**

Application No. **200500422**

Please address all comments to:
Nashville District Corps of Engineers, Regulatory Branch
3701 Bell Road, Nashville, TN 37214

JOINT PUBLIC NOTICE
US ARMY CORPS OF ENGINEERS
TENNESSEE VALLEY AUTHORITY
AND
STATE OF ALABAMA

SUBJECT: Proposed Commercial Marina (Shoals Landing Marina) and Associated Facilities at Town Creek Embayment, Tennessee River Mile 272.0L, Colbert County, Alabama

TO ALL CONCERNED: The application described below has been submitted for a Department of the Army Permit pursuant to **Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (CWA)** for the discharge of fill material into waters of the United States, and a Tennessee Valley Authority (TVA) permit pursuant to **Section 26a of the TVA Act**. Before a permit can be issued, certification must be provided by the state of Alabama, Department of Environmental Management pursuant to **Section 401(a)(1) of the CWA**, that applicable water quality standards will not be violated. By copy of this notice, the applicant hereby applies for the required certification.

APPLICANT: Putman Properties, Inc.
472 County Road #13
Rogersville, Alabama 35652

LOCATION: Town Creek Embayment, a tributary to Tennessee River Mile 272.0, Left Bank, Wilson Lake, Colbert County, Alabama (Wheeler Dam Quad, lat 34-47-8.5560, lon 87-26-25.9440)

DESCRIPTION: The proposed work consists of the construction of a commercial marina, Shoals Landing Marina, and its associated facilities at the subject location. The new marina facilities would include construction of 398 public boat slips, with 13 slips designated as transient docking. Marina A would be constructed within the same location as the previous marina known as The Point Marina, but would involve extension of the proposed harbor limits with additional boat slips. Marina A would involve a total of 315 public slips, 13 transient slips, and a ship store with fuel dock. The existing pier and boardwalk, previously used for The Point Marina, would remain in place for docking at the onsite restaurant. Marina B would involve a total of 83 boat slips within new harbor limits. To provide adequate water depth for the marina,

dredging has been proposed to create an access channel. The dredging would be a 100' wide channel by 800' long. The area would be dredged to bottom Elevation 495.5', which is 12' below the normal summer pool (NSP) Elevation 507.5' for Wilson Lake and 9' below the normal winter pool (NWP) Elevation 504.5'. A 10' wide undisturbed buffer would be maintained between the dredged area and the NSP shoreline. The applicant designed the plans to avoid dredging a shallow water area near the island shown on the plans. The material would be dredged by a clamshell and loaded on a truck and hauled off to an upland disposal site. The disposal site is located within an existing excavated/borrow area near the project site, as shown on the plans. Approximately 1930' of riprap is existing along the shoreline that was placed for bank stabilization. However, the applicant proposes to stabilize the remaining 1,065' of shoreline with riprap. A 6' wide fixed boardwalk would be constructed along the entire length of the shoreline. The boardwalk would extend lakeward various distances but extend out a maximum of 20' from the NSP shoreline. An existing boat ramp would be left in place and remain open for public use.

The public marina activities would be supported by typical marina services, such as fuel and sewage pump-out services, a restaurant, and ship store. The upland development would involve three condominium buildings for residential homes.

The purpose of the proposed work would be provide enhanced recreational and water-related opportunities on this area of Wilson Lake by providing a public marina, especially with slips large enough to accommodate larger-size boats.

Plans of the proposed work are attached to this notice.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b)(1) of the CWA (40 CFR Part 230). A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic

properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

An Environmental Assessment will be prepared by this office prior to a final decision concerning issuance or denial of the requested Department of the Army Permit.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

Based on available information, the proposed work will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Other federal, state, and/or local approvals required for the proposed work are as follows:

a. Tennessee Valley Authority (TVA) approval under Section 26a of the TVA Act. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.

b. Water quality certification from the state of Alabama, Department of Environmental Management (ADEM) in accordance with Section 401(a)(1) of the Clean Water Act.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

Written statements received in this office on or before **March 2, 2006**, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attention: Amy Robinson at the above address, telephone (615) 369-7509.

It is not necessary to comment separately to TVA and/or ADEM since copies of all comments will be sent to the agencies and will become part of their record on the proposal. However, if comments are sent to TVA, they should be mailed to Ms. Samantha Strickland, Tennessee

Valley Authority, Pickwick-Wheeler Watershed Team, P.O. Box 1010, Muscle Shoals, Alabama 35662-1010 and if comments are mailed to ADEM, they should be mailed to Ms. Tonya Mayberry, Alabama Department of Environmental Management, P.O. Box 301463, Montgomery, Alabama 36130-1463.

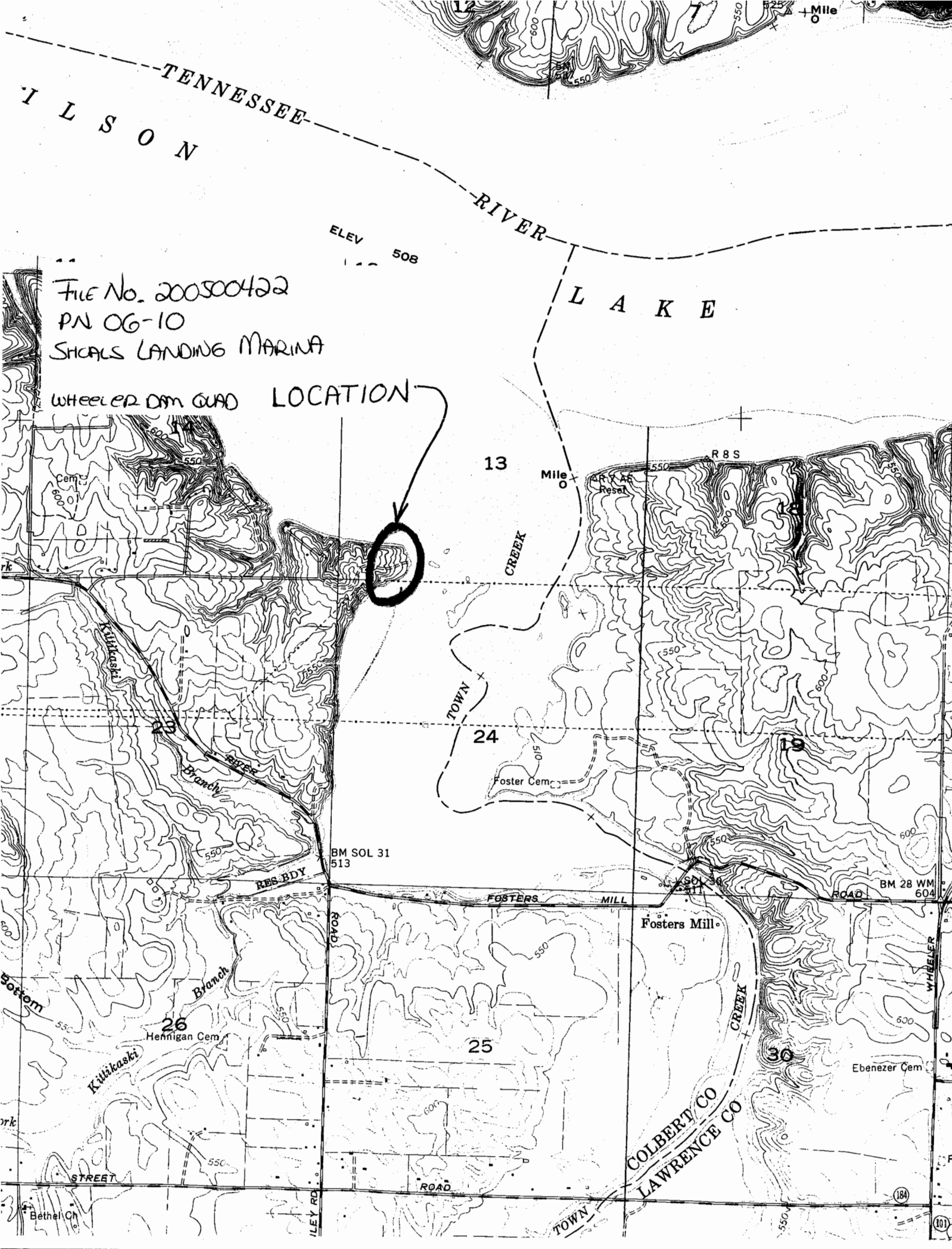
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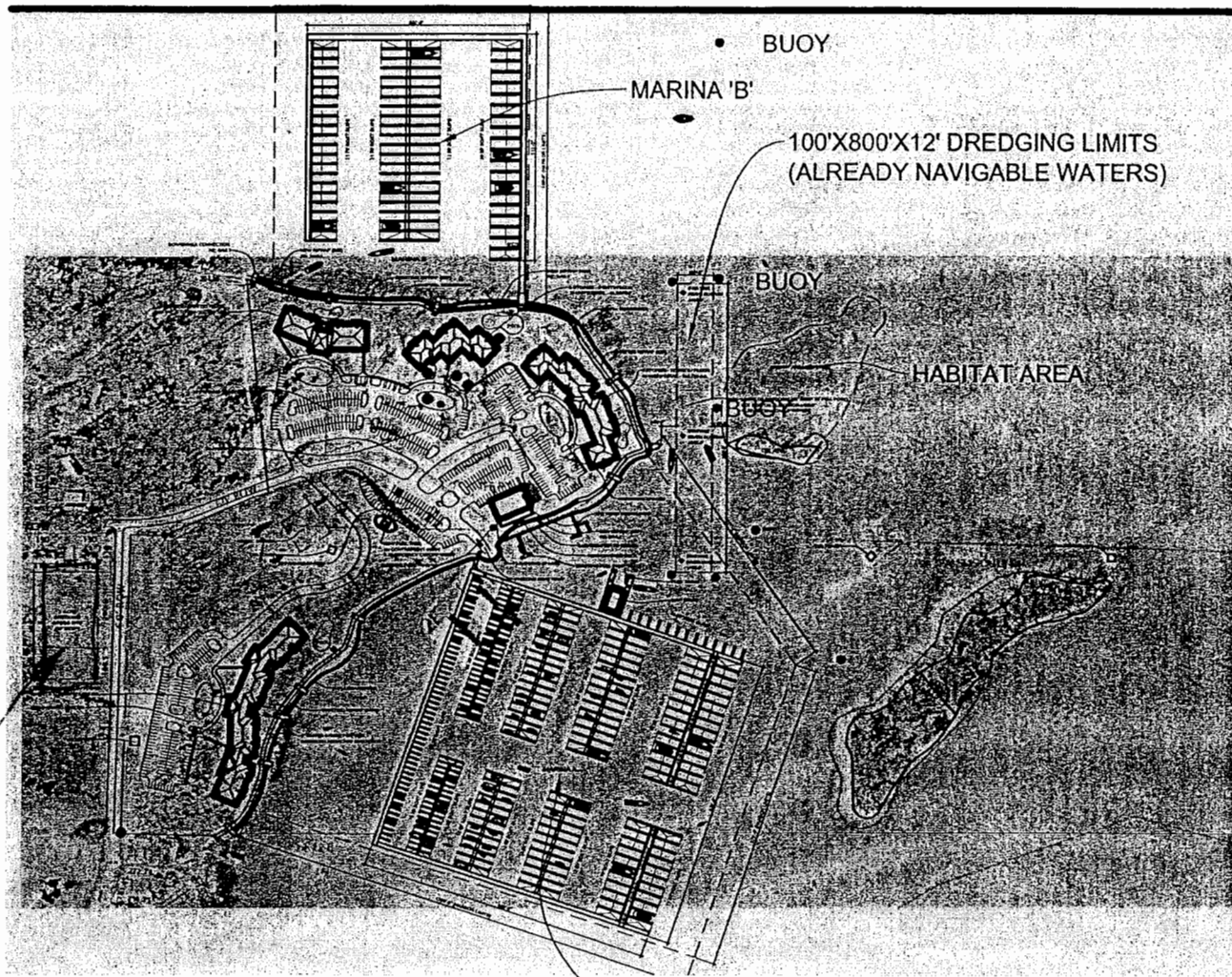
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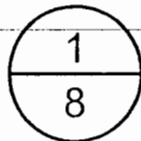
File No. 200500422
PN OG-10
SIGAALS LANDING MARINA

WHEELER DAM QUAD LOCATION





File No. 200500422
PA 06-10



AERIAL PHOTOGRAPH
HABITAT AREA LOCATION
NOT TO SCALE

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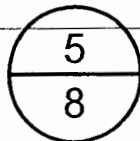
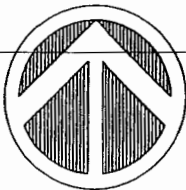
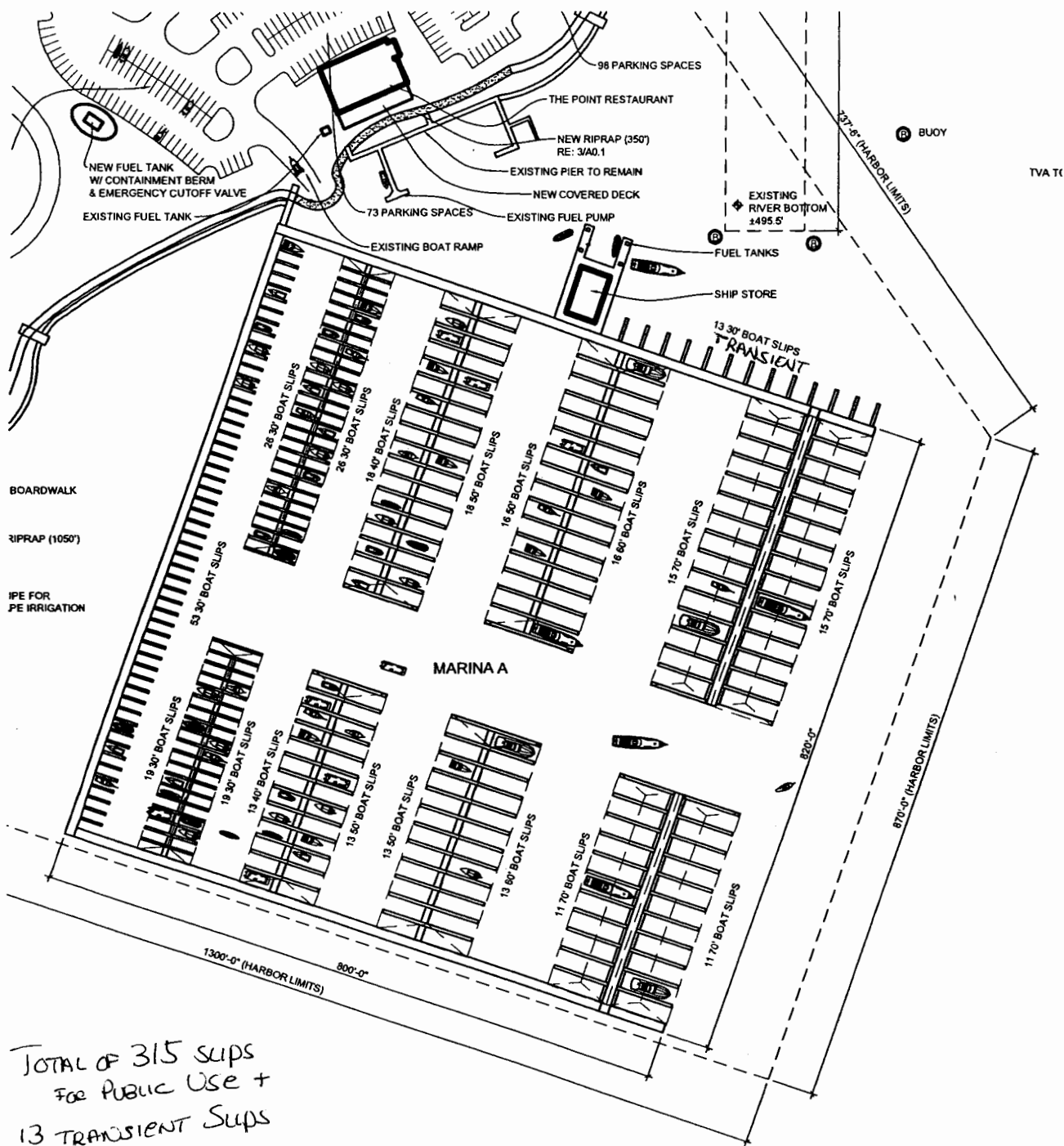
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Shoals Landing Marina



PARTIAL MASTER PLAN MARINA 'A' 1"=200'

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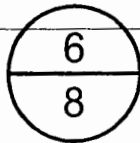
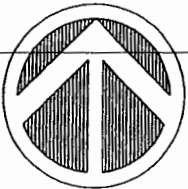
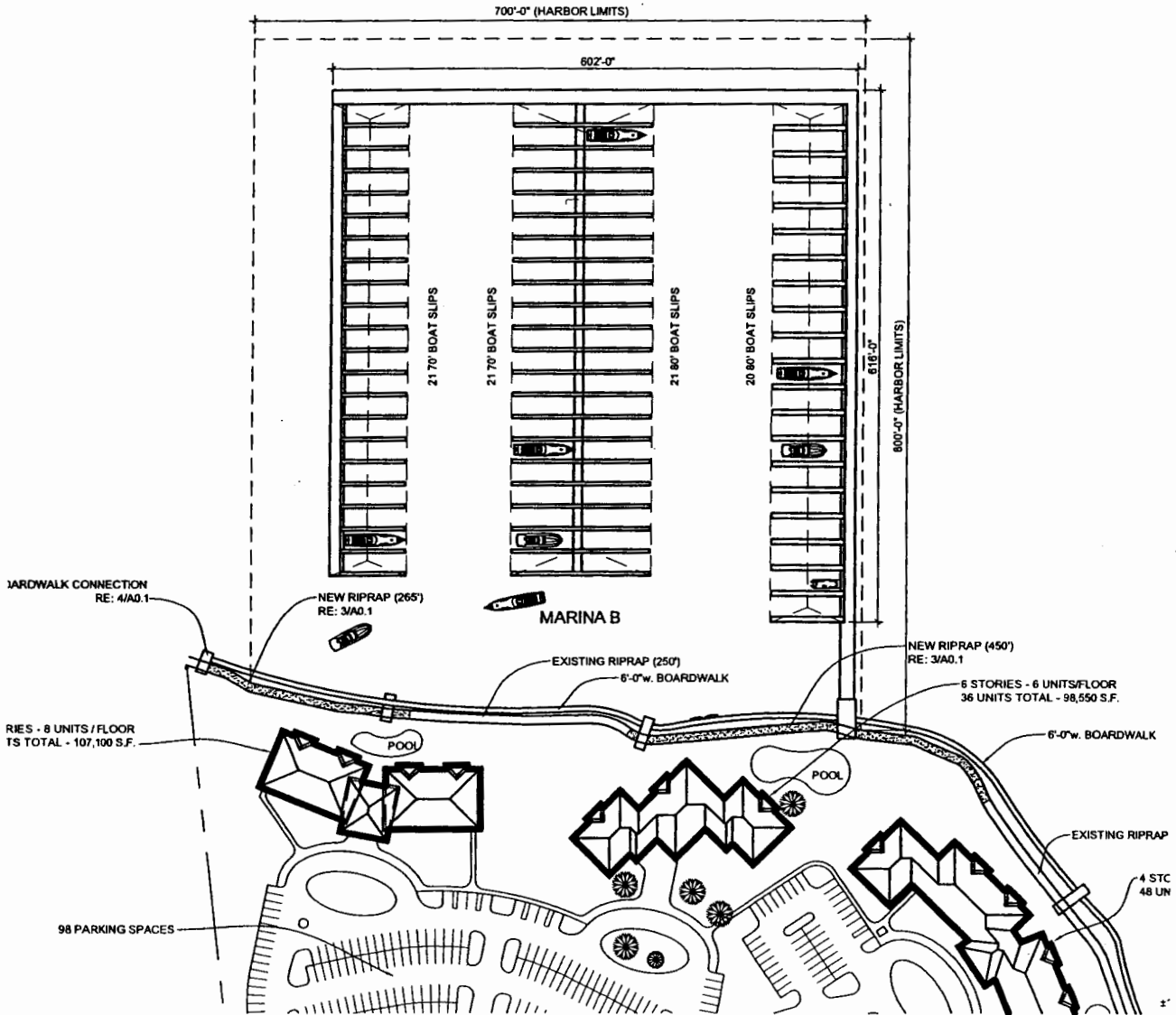
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Shoals Landing Marina

TOTAL 83 slips
FOR MARINA 'B'

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PARTIAL MASTER PLAN MARINA 'B'

1"=200'

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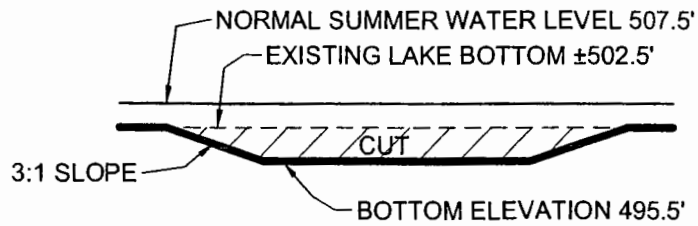
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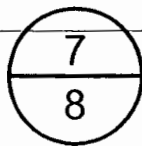
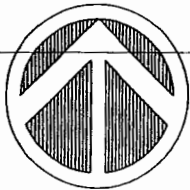
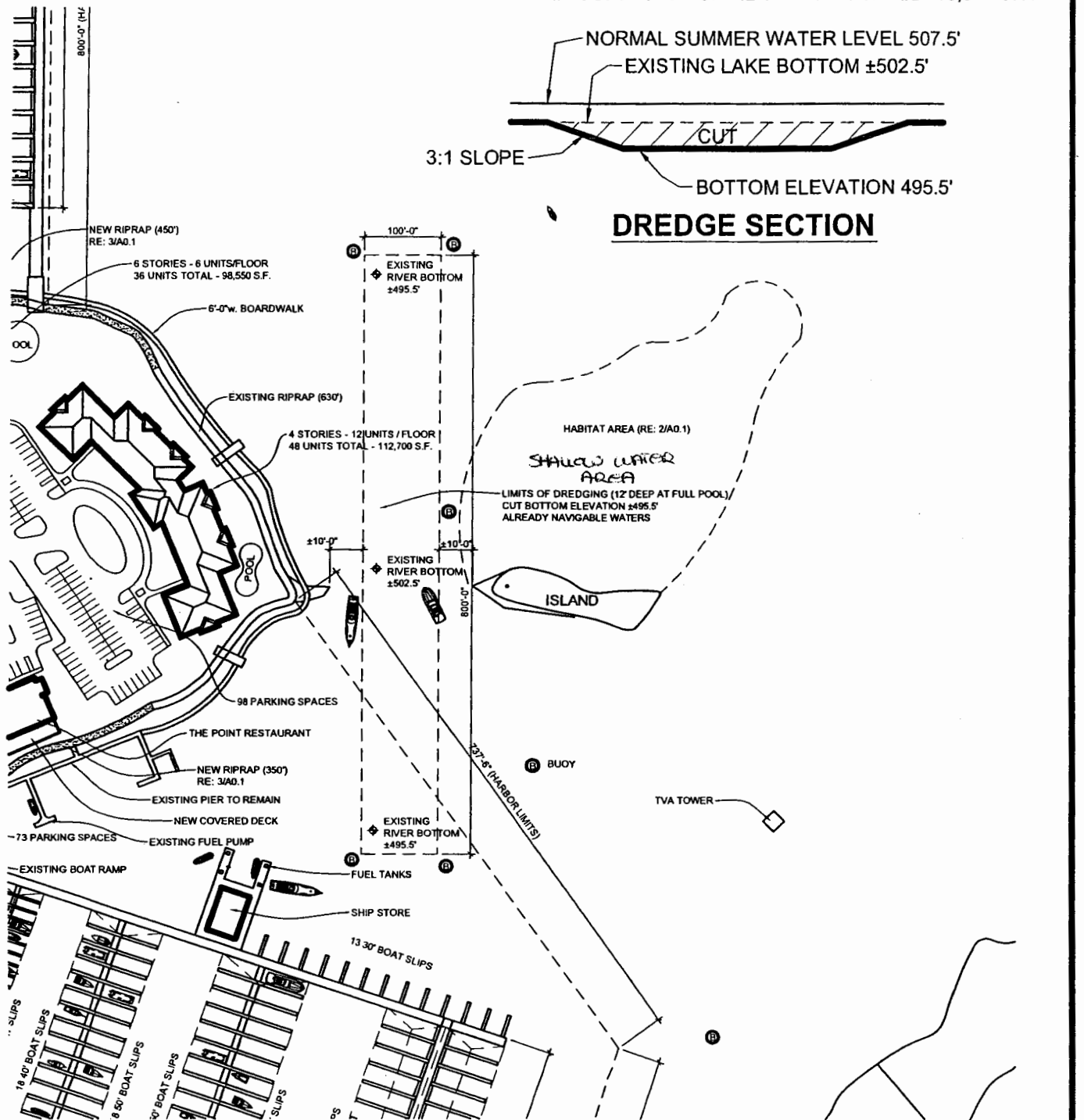
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Shoals Landing Marina

ESTIMATED CU. YDS. OF SPOIL TO BE REMOVED: 15,000 C.Y.



DREDGE SECTION



PARTIAL MASTER PLAN DREDGED CHANNEL 1"=200'

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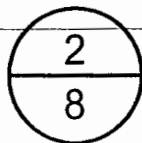
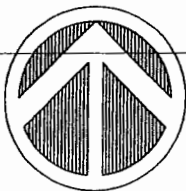
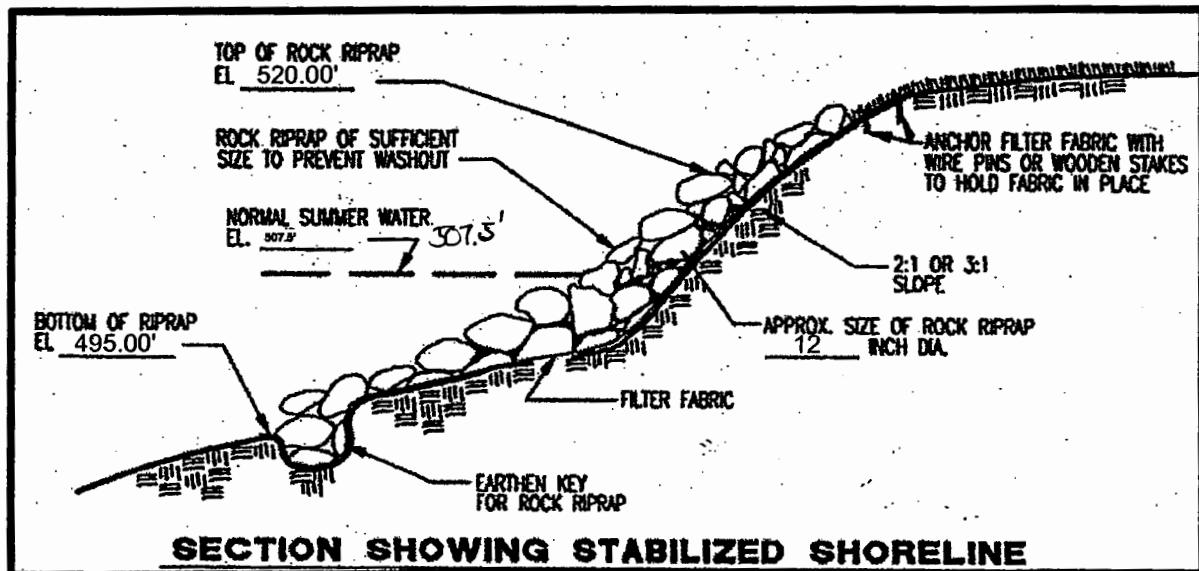
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SECTION THRU SHORELINE RIPRAP STABILIZATION DETAIL NOT TO SCALE

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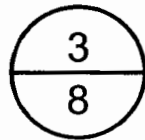
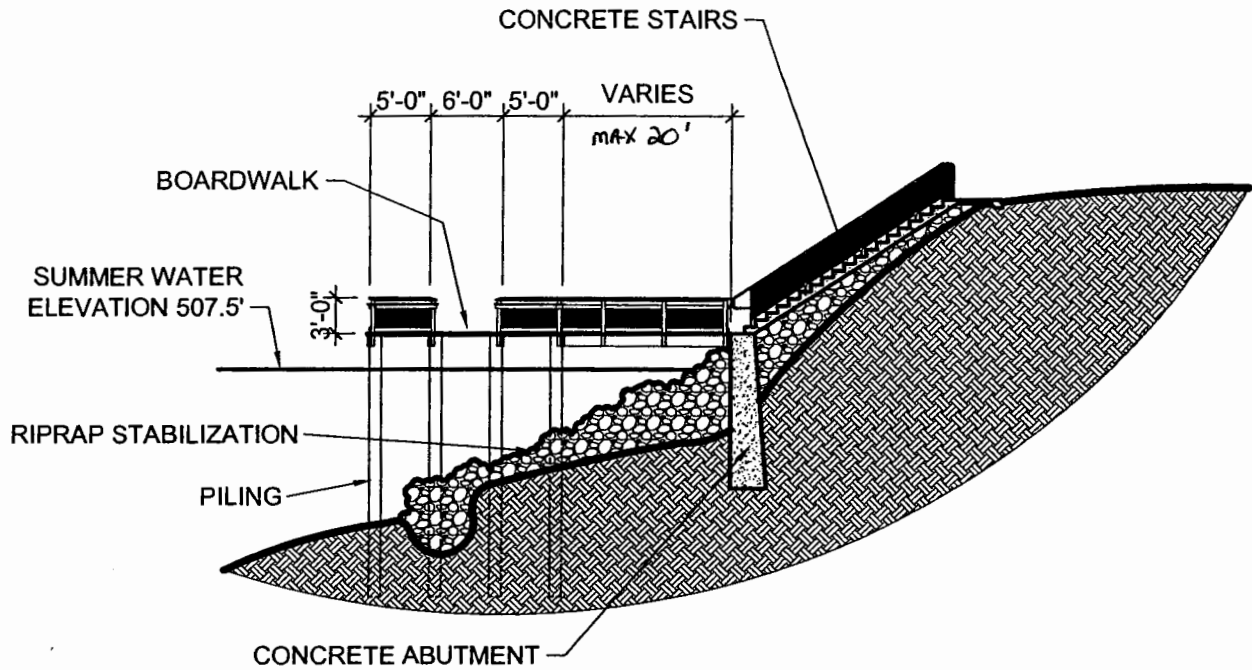
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BOARDWALK SECTION **@ SHORELINE CONNECTION** 1/16"=1'-0"

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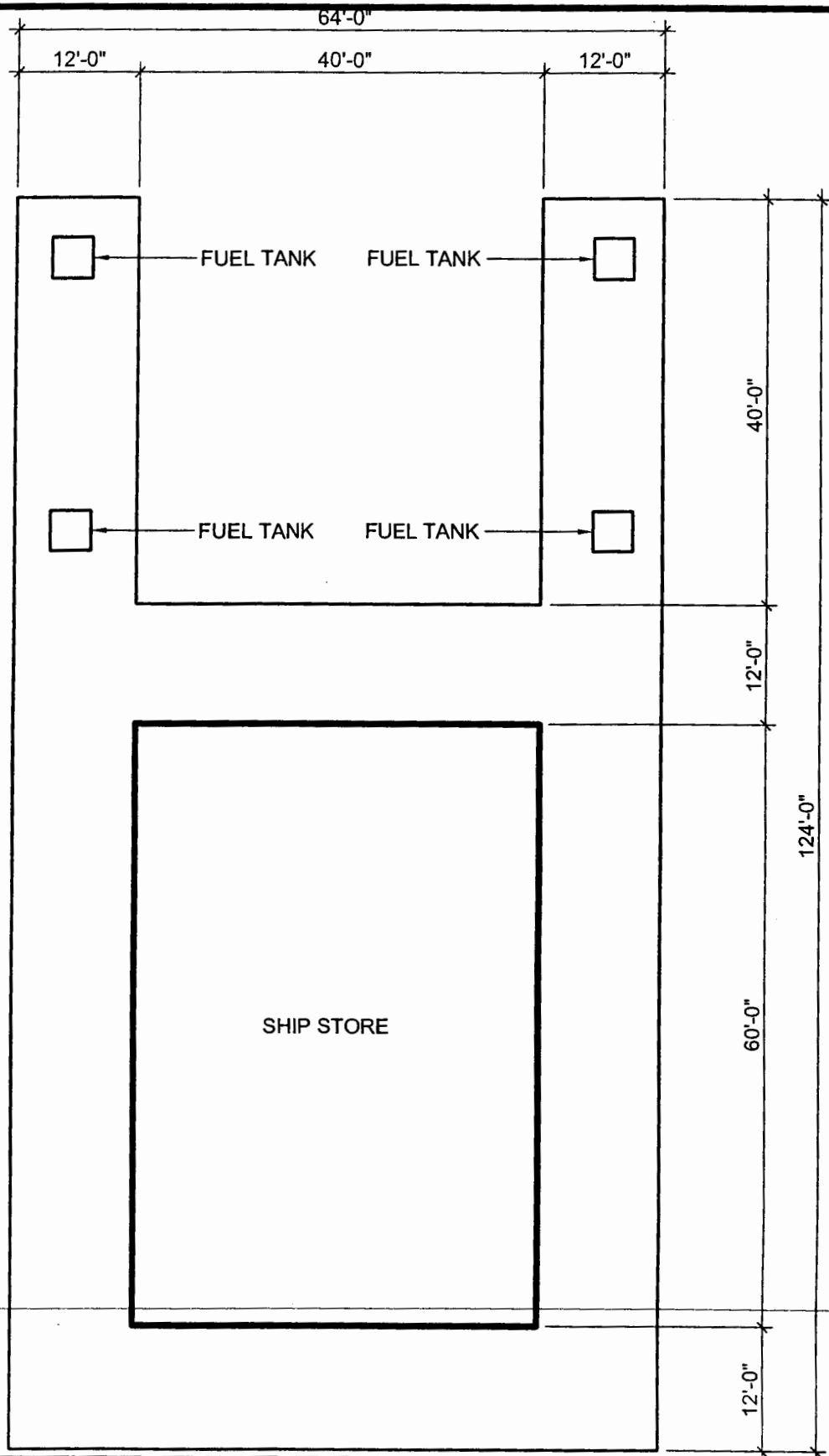
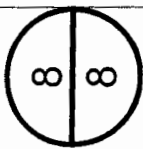
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FUEL PIER PLAN
@ MARINA 'A'
1/16"=1'-0"



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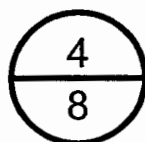
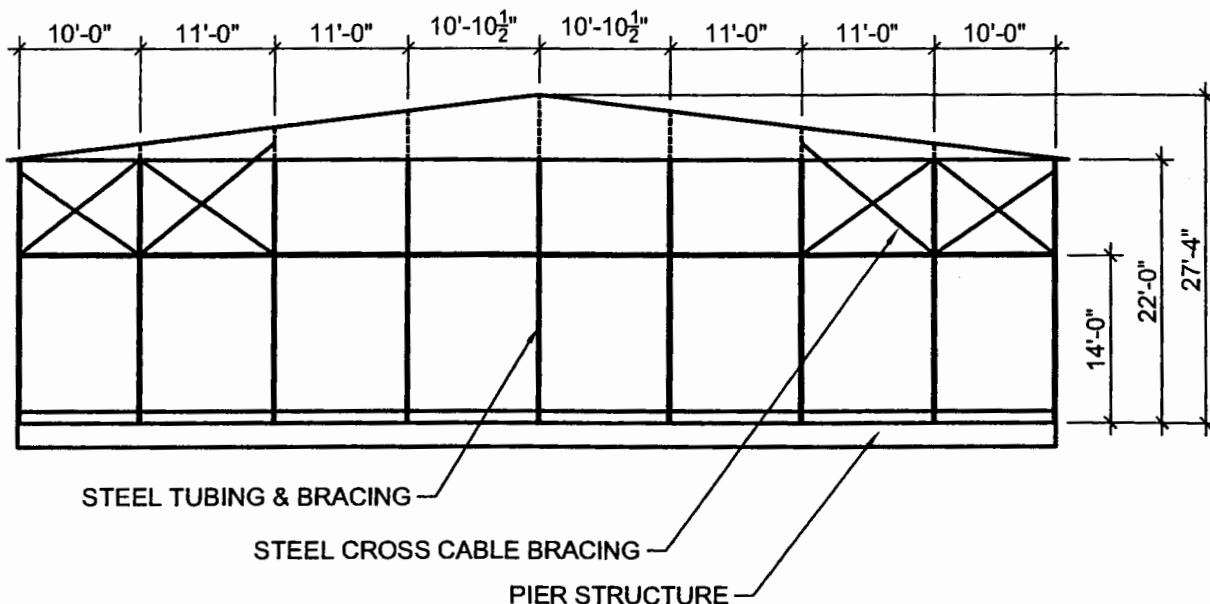
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END ELEVATION
TYPICAL DOCK COVER
 1/16"=1'-0"

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